152.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,600 / 912,600
					USE VALUE:	912,600 / 912,600
					ASSESSED:	912,600 / 912,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QAZILBASH ANWAR
Owner 2:	QAZILBASH EMILY KALEJS
Owner 3:	
Street 1:	26 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ELLIS ELIZABETH A -
Owner 2:	-
Street 1:	26 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Vinyl Exterior and 2013 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5945.000	433,900		478,700	912,600
Total Card	0.136	433,900		478,700	912,600
Total Parcel	0.136	433,900		478,700	912,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.31 /Parcel: 453.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100660

GIS Ref

GIS Ref

Insp Date 05/11/18

!11905!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,900	0	5,945.	478,700	912,600		Year end	12/23/2021
2021	101	FV	408,300	0	5,945.	478,700	887,000		Year End Roll	12/10/2020
2020	101	FV	408,400	0	5,945.	478,700	887,100	887,100	Year End Roll	12/18/2019
2019	101	FV	331,500	0	5,945.	448,800	780,300	780,300	Year End Roll	1/3/2019
2018	101	FV	330,900	0	5,945.	371,000	701,900	701,900	Year End Roll	12/20/2017
2017	101	FV	330,900	0	5,945.	341,100	672,000	672,000	Year End Roll	1/3/2017
2016	101	FV	330,900	0	5,945.	311,100	642,000	642,000	Year End	1/4/2016
2015	101	FV	293,800	0	5,945.	305,200	599,000	599,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:21:41

LAST REV

Date	Time
05/31/18	14:26:23
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11905

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIS ELIZABETH	1393-1		11/22/2010		595,000	No	No		
KAPILIAN CARROL	41071-219		9/30/2003		585,000	No	No		
	808-100		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	100660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Meas/Inspect	372	PATRIOT
1/25/2004	MLS	HC	Helen Chinal
12/16/1999	Mailer Sent		
11/19/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5945		Sq. Ft.	Site		0	80.	1.01	9									478,682						478,700	

Total AC/HA:	0.13648	Total SF/SM:	5945	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	478,682	Spl Credit		Total:	478,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16405070
Const Adj.:	0.98990101
Adj $ / SQ:	155.560
Other Features:	87957
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486426
Depreciation:	52534
Depreciated Total:	433892

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

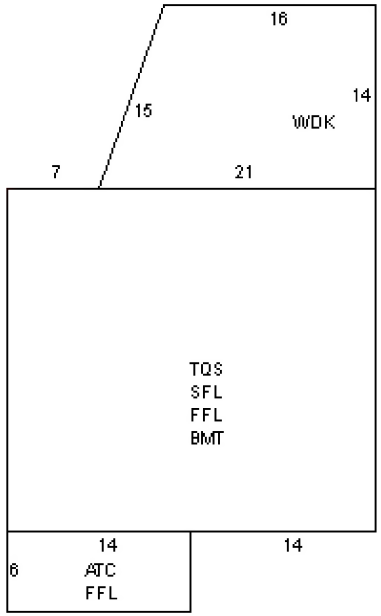
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.12
Special Features:	0	Val/Su Net:	143.20
Final Total:	433900	Val/Su SzAd	212.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	155.560	126,315
BMT	Basement	728	46.670	33,974
SFL	Second Floor	655	155.560	101,923
TQS	3/4 Story	546	155.560	84,936
WDK	Deck	259	9.760	2,528
ATC	Attic	29	155.560	4,573

Net Sketched Area:	3,030			Total:	354,249
Size Ad	2042.6000	Gross Area	3339	FinArea	2013

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	